

Commercial Vacant Land Sale Study - Roll Year 2023 - City of Wyoming Assessor's Office														
Sale Period 4/1/2019 through 3/31/2022														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Vacant at Sale	Adj. Sale \$	2022 SEV	Ratio	Net Land SF	Net Acres	Zoning	Land Table	SP/SF	Notes
41-17-21-451-041	2757 44th St SW	4/11/2019	\$750,000 WD	Yes		\$750,000	98,000	13.07%	39,204	0.90	B1	C_44	\$19.13	NW corner of Crooked Tree & 44th. Part of redevelopment project by CWD. Permit for new CU after sale.
41-18-18-354-018 & -019	135 & 137 36th St SE	8/3/2020	\$135,000 WD	Yes		\$135,000	18,000	13.33%	14,375	0.33	R-4	C_APT	\$9.39	Line-Up Townhome condos built, hypothetical SEV calc from 2022 rate pf \$3,000/unit
41-17-36-101-048	5340 Clyde Park Ave SW	1/4/2022	\$1,350,000 WD	Yes-see note		\$1,350,000	191,800	14.21%	43,560	1.00	B2	C_C54	\$30.99	Paved lot adjac to strip mall. Rezoning from B1 to B2 approved 11/1/21, Special Use & Site Plan approved 11/16/21 for car wash.
41-18-18-201-001	406 28th St SE	7/17/2019	\$150,000 WD	Yes-See note.		\$150,000	25,938	17.29%	10,375	0.24	B2	C_28	\$14.46	Paved lot for car sales. Purchased by adjacent owner who is likely the historical user of the lot. Now part of 41-18-18-201-049.
41-17-32-300-064, -065, -068	3968 Reserve Dr SW	12/28/2021	\$3,040,000 WD	Yes		\$3,040,000	690,000	22.70%	1,047,618	24.05	R-4	C_APT	\$2.90	Related entity but did not claim common control, condo style Flats at Reserve built.
41-18-19-152-002	3892 S Division Ave	4/30/2019	\$60,000 LC	Yes		\$60,000	18,600	31.00%	12,393	0.28	FBC	C_SDV	\$4.84	Between Abbie & Walter
41-17-31-426-004	4050 56th St SW	10/2/2020	\$82,000 WD	Yes		\$82,000	25,500	31.10%	23,087	0.53	RO1	C_M6W	\$3.55	Wooded, bought by owner of adjac parcel
41-17-14-126-025, -027, -028	1345 28 West Place SW	12/28/2021	\$1,962,000 CD	No		\$1,962,000	740,500	37.74%	257,875	5.92	FBC	C_28	\$7.61	West edge of City Center. Vacant whs & restaurant on property. Property exempt so 2022 SEV is hypothetical.
41-17-09-451-039	2675 28th St SW	7/17/2019	\$305,000 WD	Yes		\$305,000	132,000	43.28%	66,000	1.52	B2	C_28	\$4.62	28th & Clydon Ave next to McDonalds (not a corner lot)
41-17-14-126-029	1401 Prairie Parkway SW	10/2/2019	\$1,782,840 WD	Yes- See note.		\$1,782,840	779,725	43.73%	311,890	7.16	FBC	C_28	\$5.72	Paved lot for parking. Hom Flats built.
41-17-14-126-030	1301 Prairie Parkway SW	9/11/2020	\$1,469,000 WD	Yes- See note.		\$1,469,000	642,510	43.74%	257,004	5.90	FBC	C_28	\$5.72	Paved lot for parking. Hom Flats built.
41-17-24-427-026	4013 S Division Ave	5/24/2021	\$80,000 MLC	Yes-see note		\$80,000	36,500	45.63%	29,229	0.67	FBC	C_SDV	\$2.74	Parking lot
41-17-22-354-036 & 038	2333 & 2329 44th St SW	8/19/2021	\$186,000 PTA	Yes		\$186,000	84,900	45.65%	33,977	0.78	B1	C_44	\$5.47	East of Byron Center, wooded, 2022 SEV from combined child parcel -069. Planned Dunkin Donuts
41-17-34-151-059	2281 Gezon Parkway SW	1/28/2020	\$900,000 WD	Yes		\$900,000	443,800	49.31%	71,002	1.63	B2	C_M6B	\$12.68	Between bank & carwash, access drive already on property.
41-17-36-277-038	5505 S Division Ave	11/17/2021	\$420,000 WD	Yes		\$420,000	214,800	51.14%	214,794	4.93	FBC	C_SDV	\$1.96	Fully wooded
41-17-31-428-001	4180 56th St SW	2/18/2022	\$298,125 WD	Yes		\$298,125	152,500	51.15%	60,985	0.53	RO1	C_M6W	\$4.89	West of Ayrshire Dr, daycare built
41-17-31-227-020	5281 Wilson Ave SW	4/30/2019	\$1,100,000 WD	Yes		\$1,100,000	641,400	58.31%	256,568	5.89	R4	C_M6W	\$4.29	Just S of 52nd, new memory care facility
41-17-34-426-010	1657 Gezon Parkway SW	12/19/2019	\$280,000 MLC	Yes		\$280,000	169,900	60.68%	67,954	1.56	RO1	C_M6B	\$4.12	3rd parcel west of Burlingame, medical ofc built.
41-17-15-129-002	2020 28th St SW	12/22/2021	\$30,000 WD	Yes		\$30,000	18,800	62.67%	7,500	0.17	RO1	C_28	\$4.00	SE corner of Sharon & 28th
41-17-31-426-025	4130 Del-Mar Dr SW	12/30/2020	\$189,000 WD	Yes		\$189,000	138,900	73.49%	55,562	1.28	RO1	C_M6W	\$3.40	Not visible from Wilson, permit for new office bldg after sale.
41-21-06-600-013	4075 64th St SW	3/4/2021	\$350,000 WD	Yes		\$350,000	298,000	85.14%	74,488	1.71	PUD4	C_M6W	\$4.70	Adjacent to hospital, daycare built
						\$8,954,965	\$4,101,435	45.80%						
								50.00%						
								div by						
								45.80%						
								Market Derived Multplier						
								1.0917						